

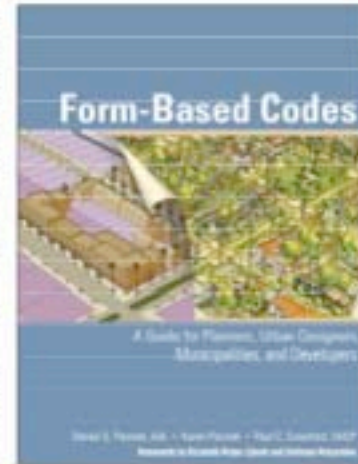
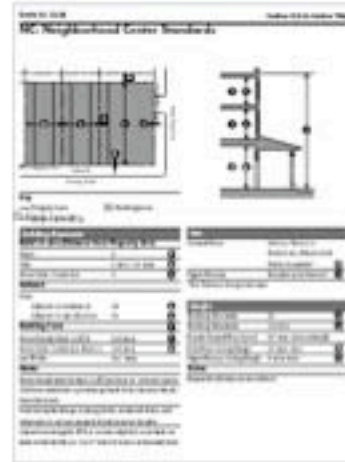


Analysis and Pre-Charrette Presentation

July 8, 2009

Opticos Design, Inc.
Lisa Wise Consulting, Inc.

Jacobson & Wack
Sherwood Design Engineers
Hall P&E, Inc.
KDI Photography



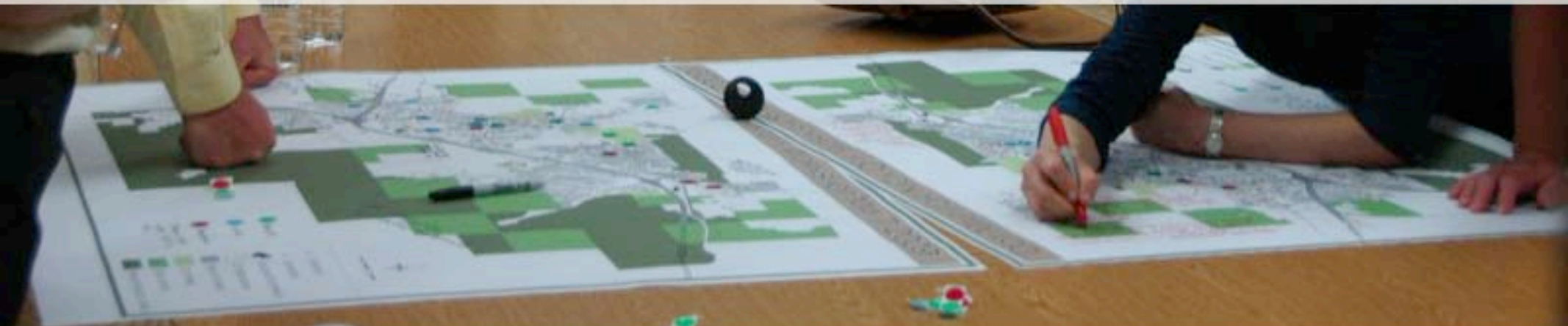
Presentation Overview

1. What we have heard
2. What we have learned
3. Next Steps: The charrette
4. Overall calendar



What Have We Heard?

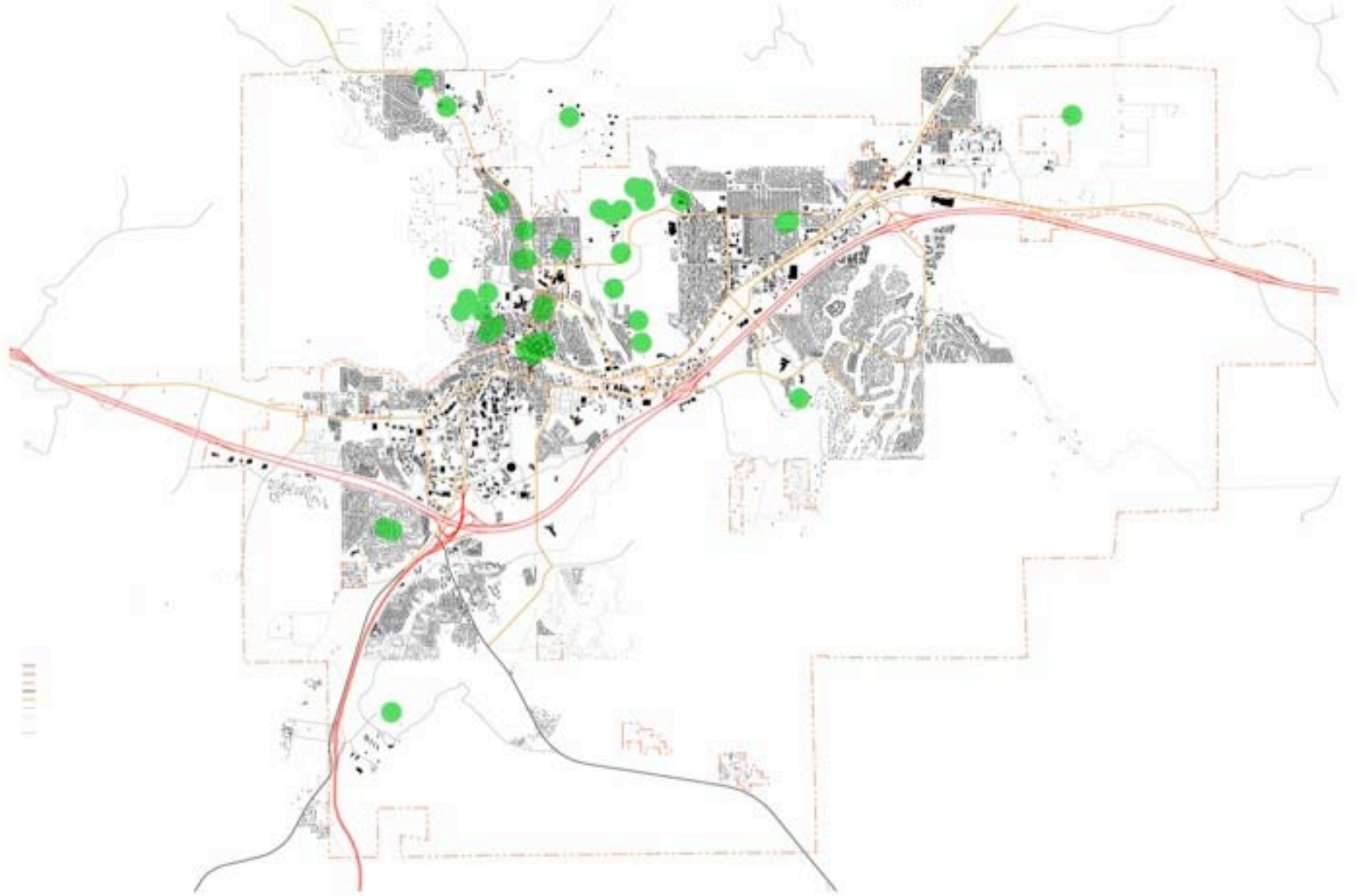
Engaging the Public, Stakeholders, and Decision Makers



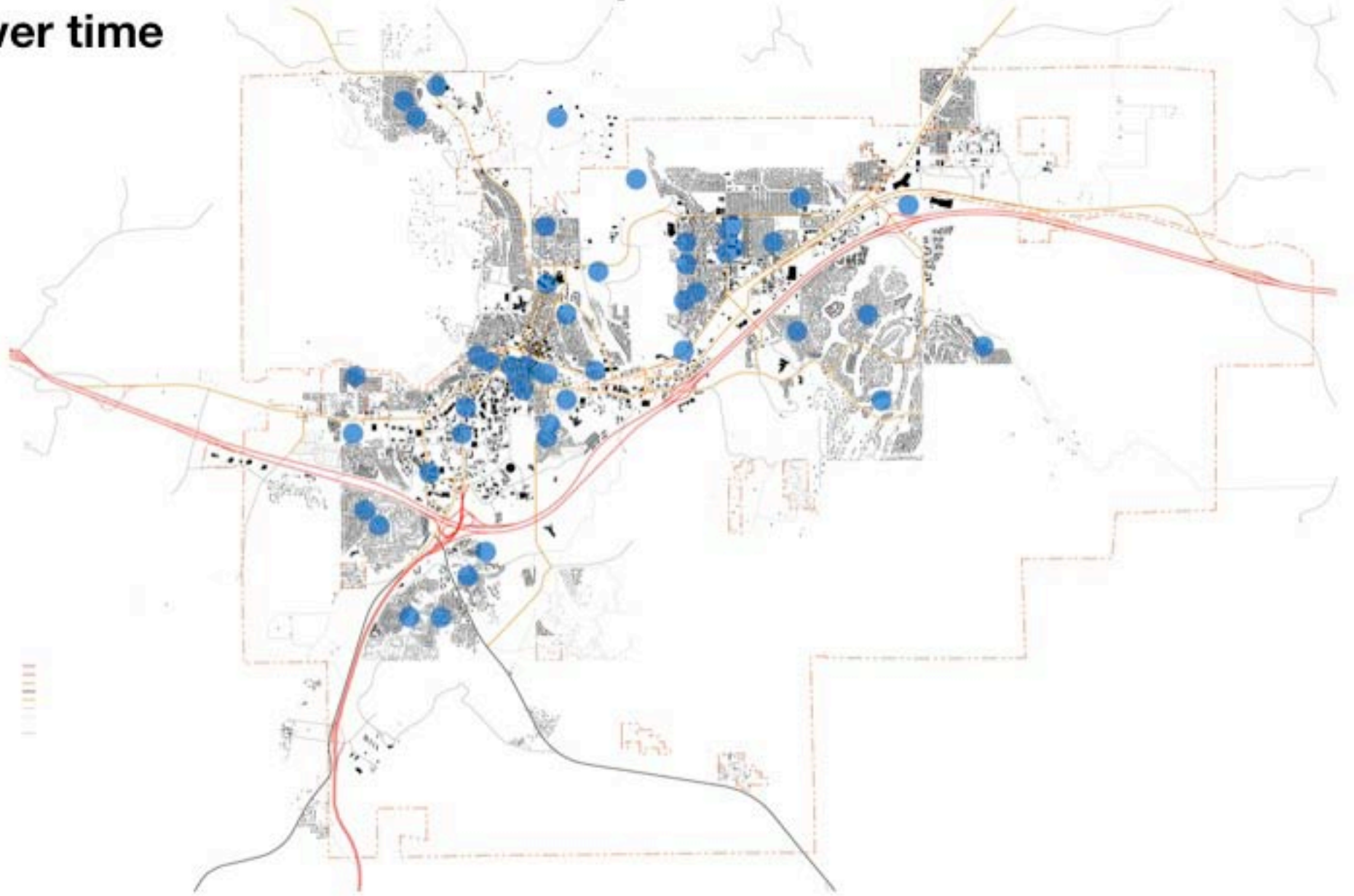
Dot Exercise

May 8, 2009

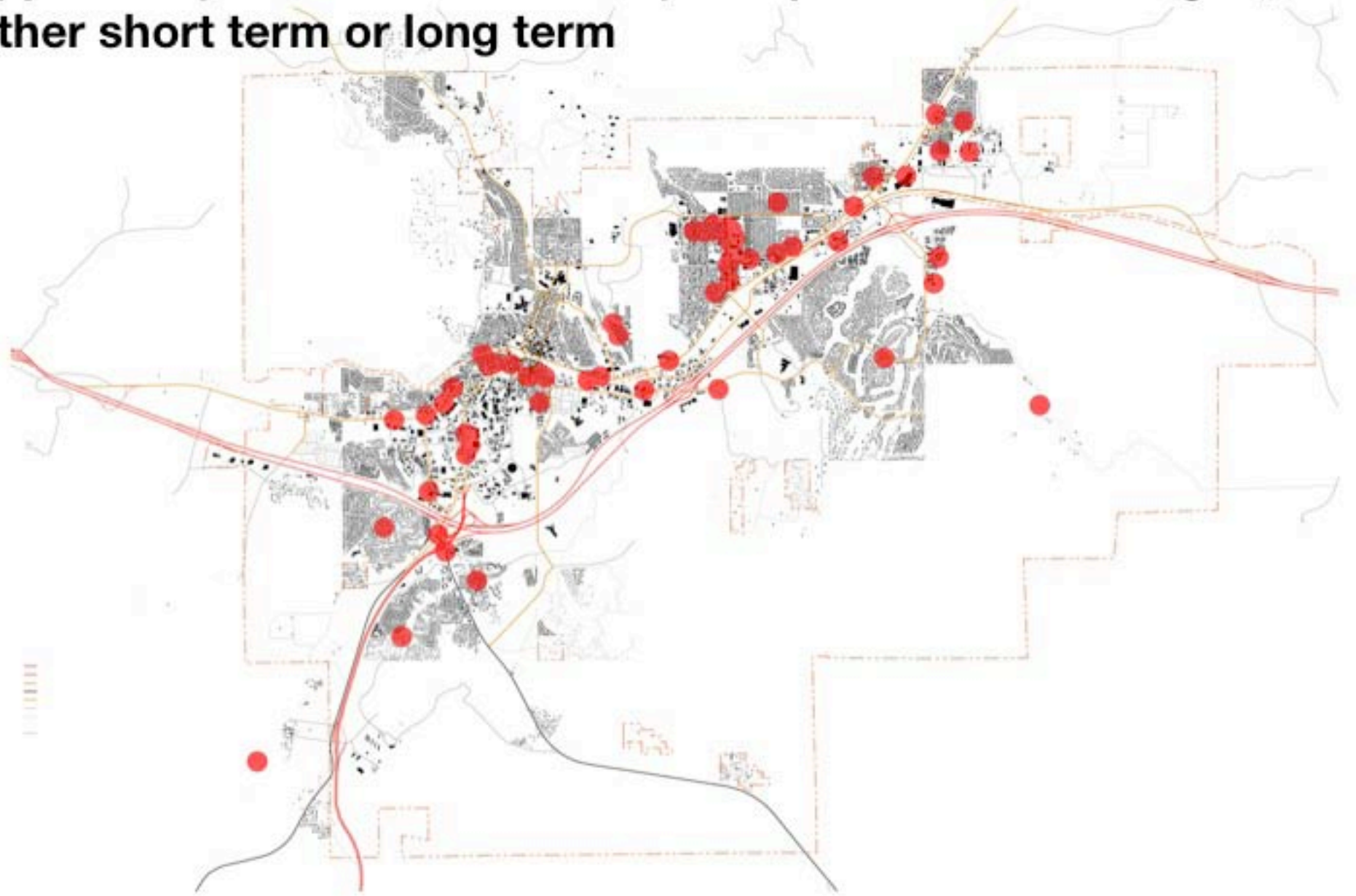
Areas to maintain/preserve that define Flagstaff's character



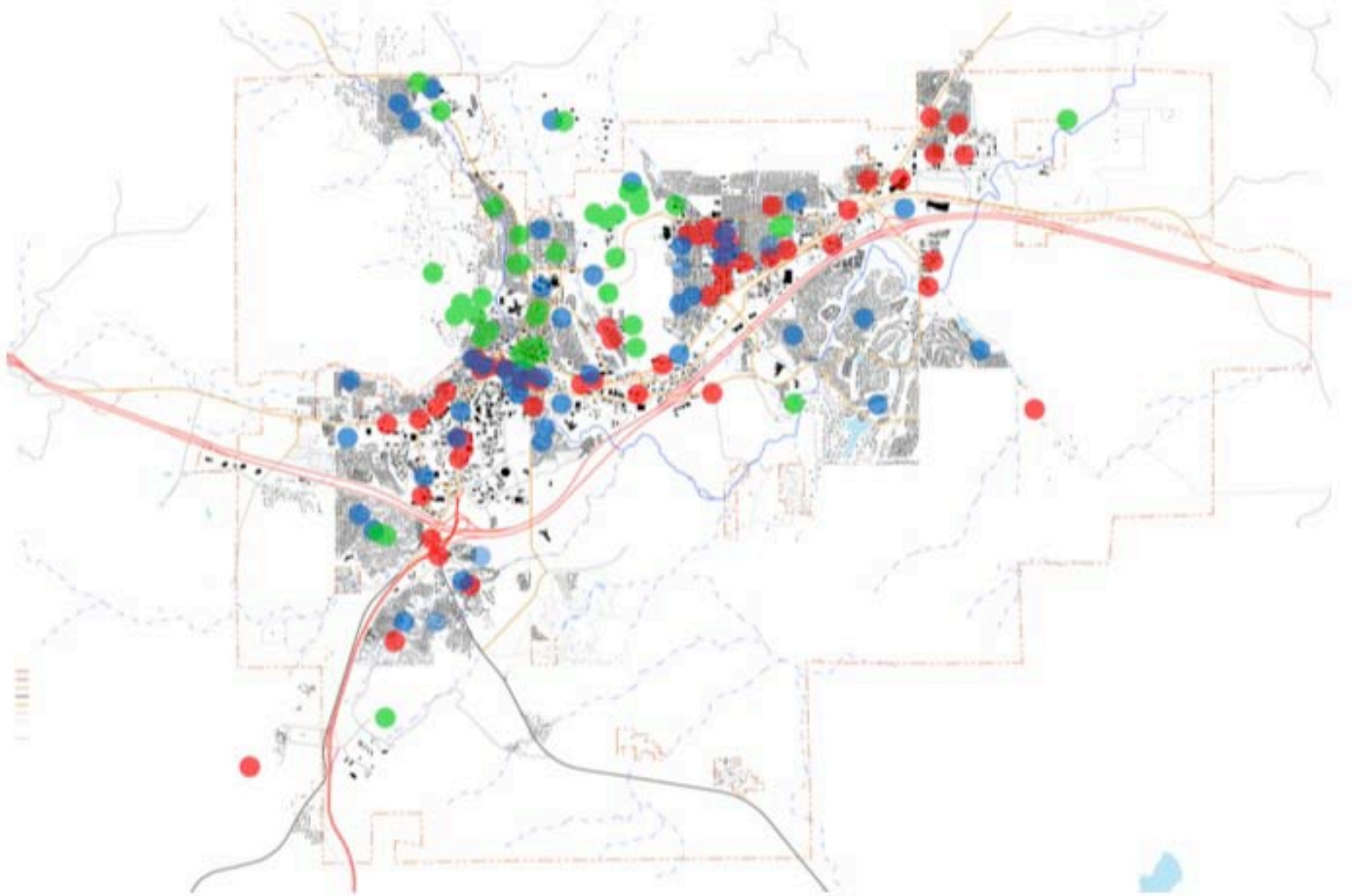
Areas that could use some improvements and would evolve over time



**Opportunity areas that need major improvements/changes,
either short term or long term**



Combined Results from Public Comments: Dot Exercise



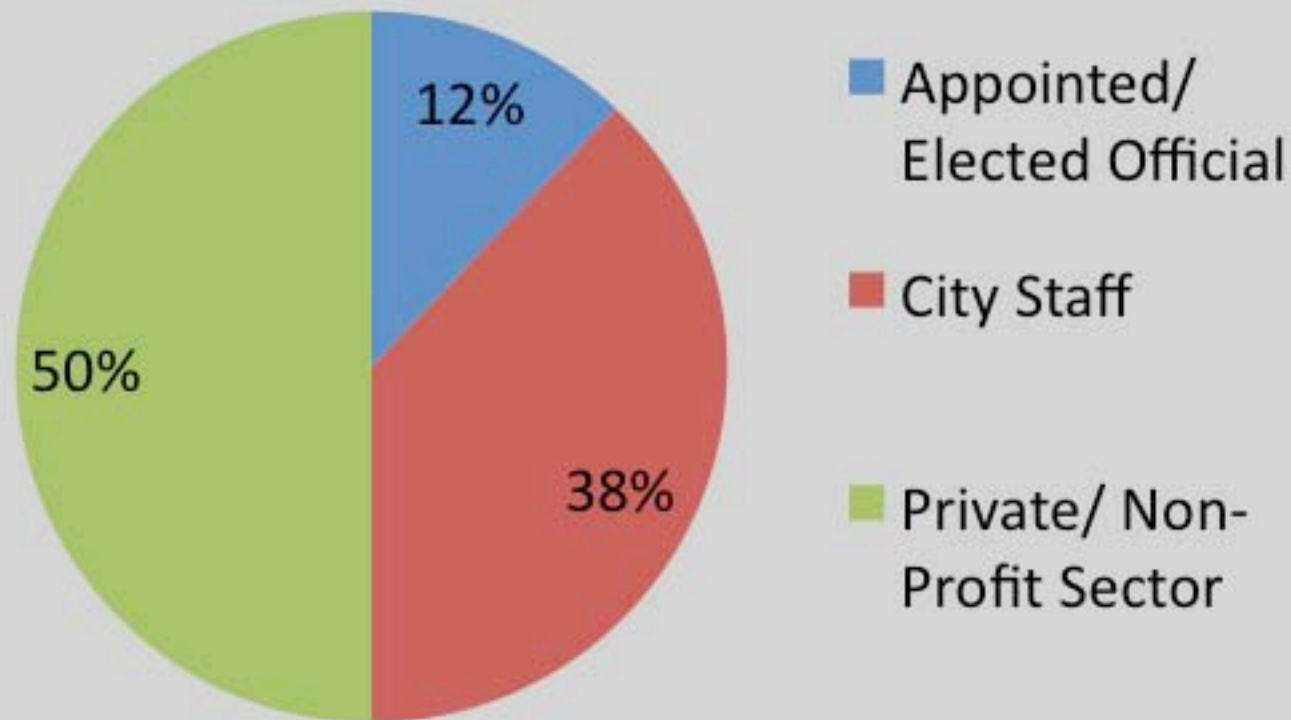
Stakeholder Interviews

May 7-8, 2009

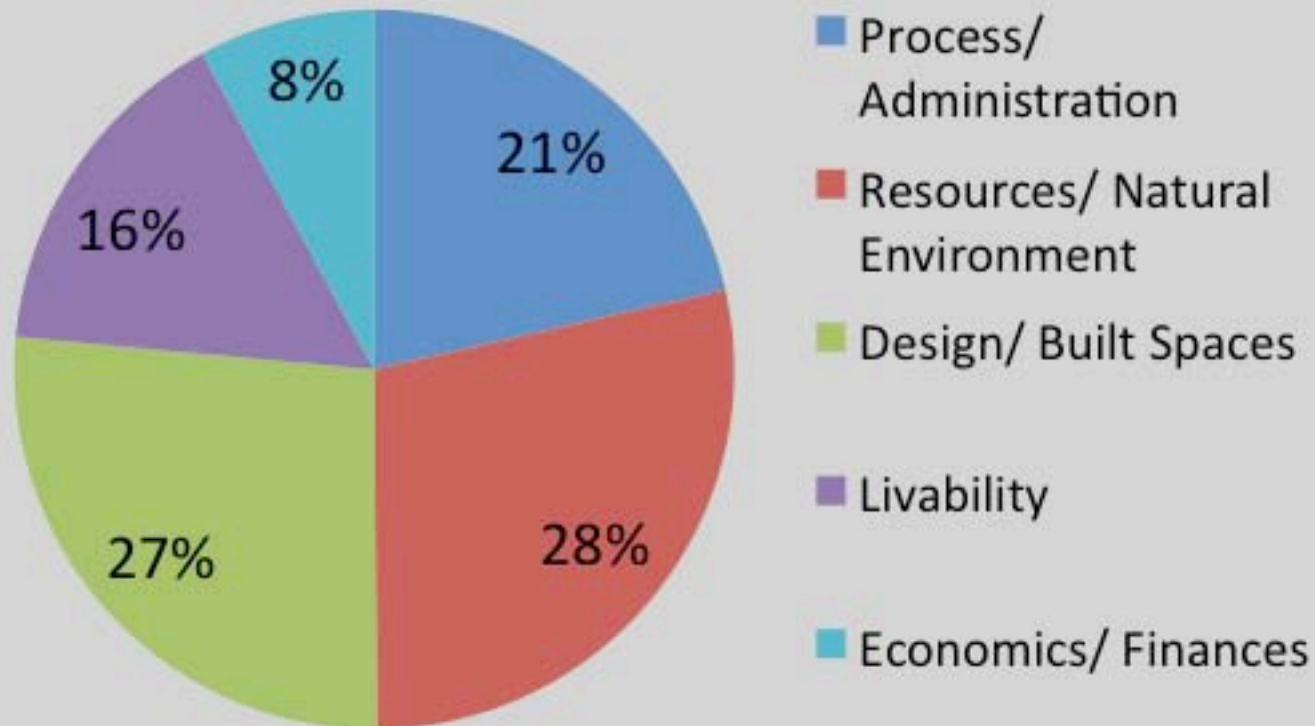
Interviews purpose

- Interviews format
 - Personal interviews
 - Typically 30 minutes each
 - Open ended, respondent driven questions
- Conducted in Flagstaff May 7-8, 2009
- 59 Interviewees
- Estimated 68 hours

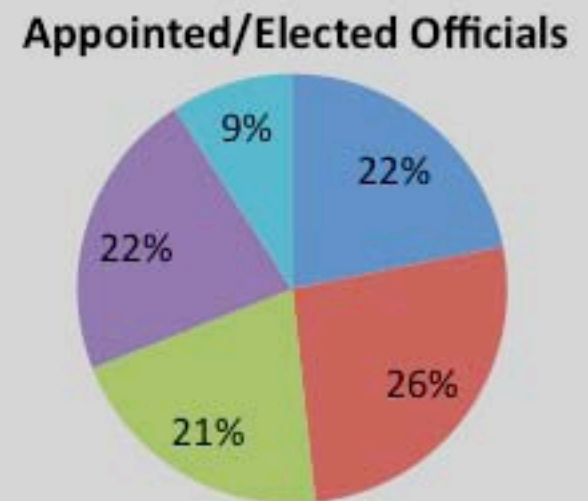
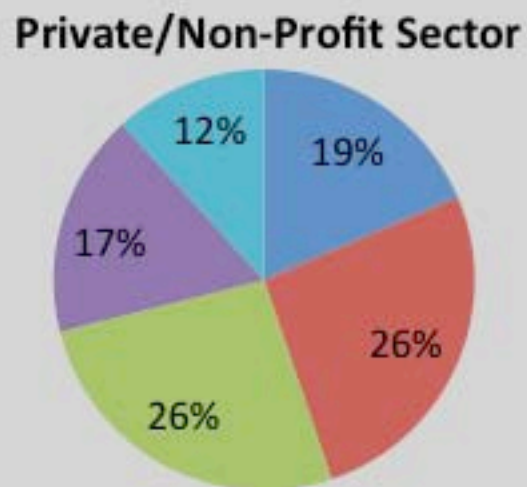
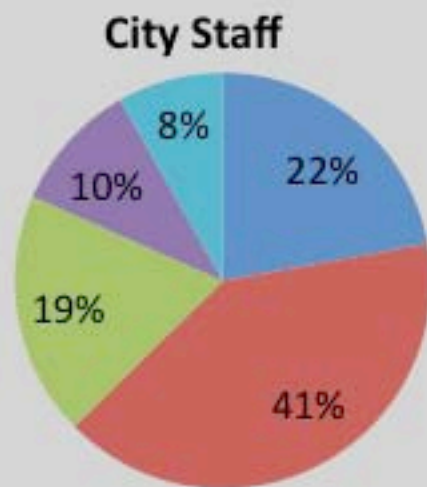
Profile of Interviewees



Key Issues



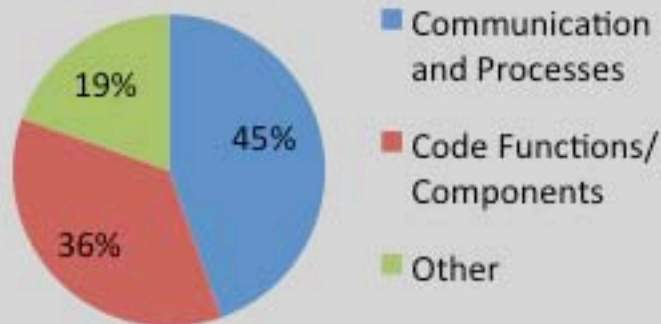
Key Issues by Interviewee Type



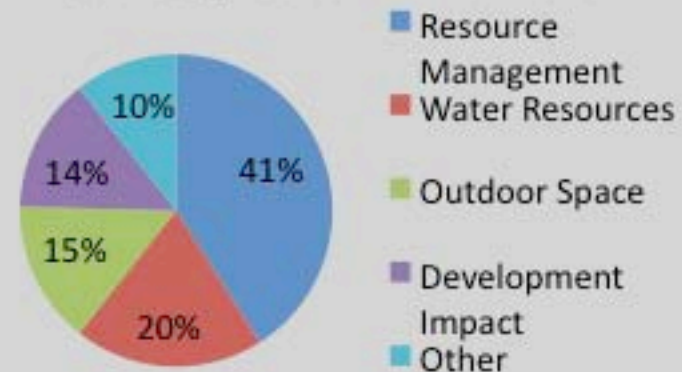
- Process/Administration
- Resources/Natural Environment
- Design/Built Spaces
- Livability
- Economics/Finances

Key Issues by Subcategory

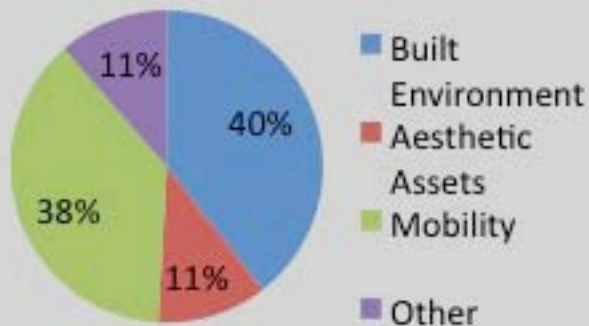
Process/Administration



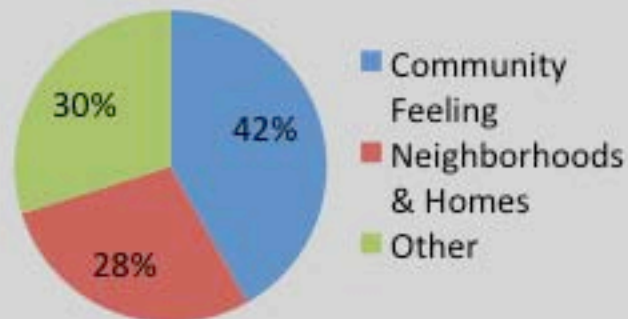
Resources/Natural Environment



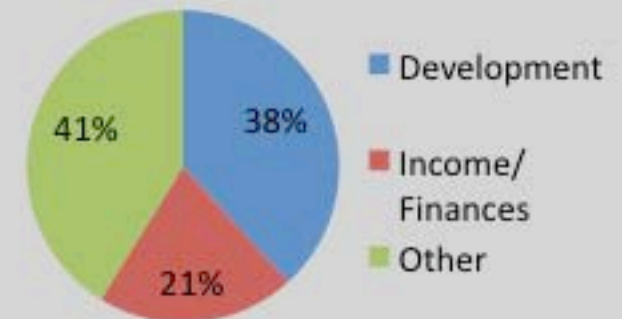
Design/Built Spaces



Livability



Economics/Finance





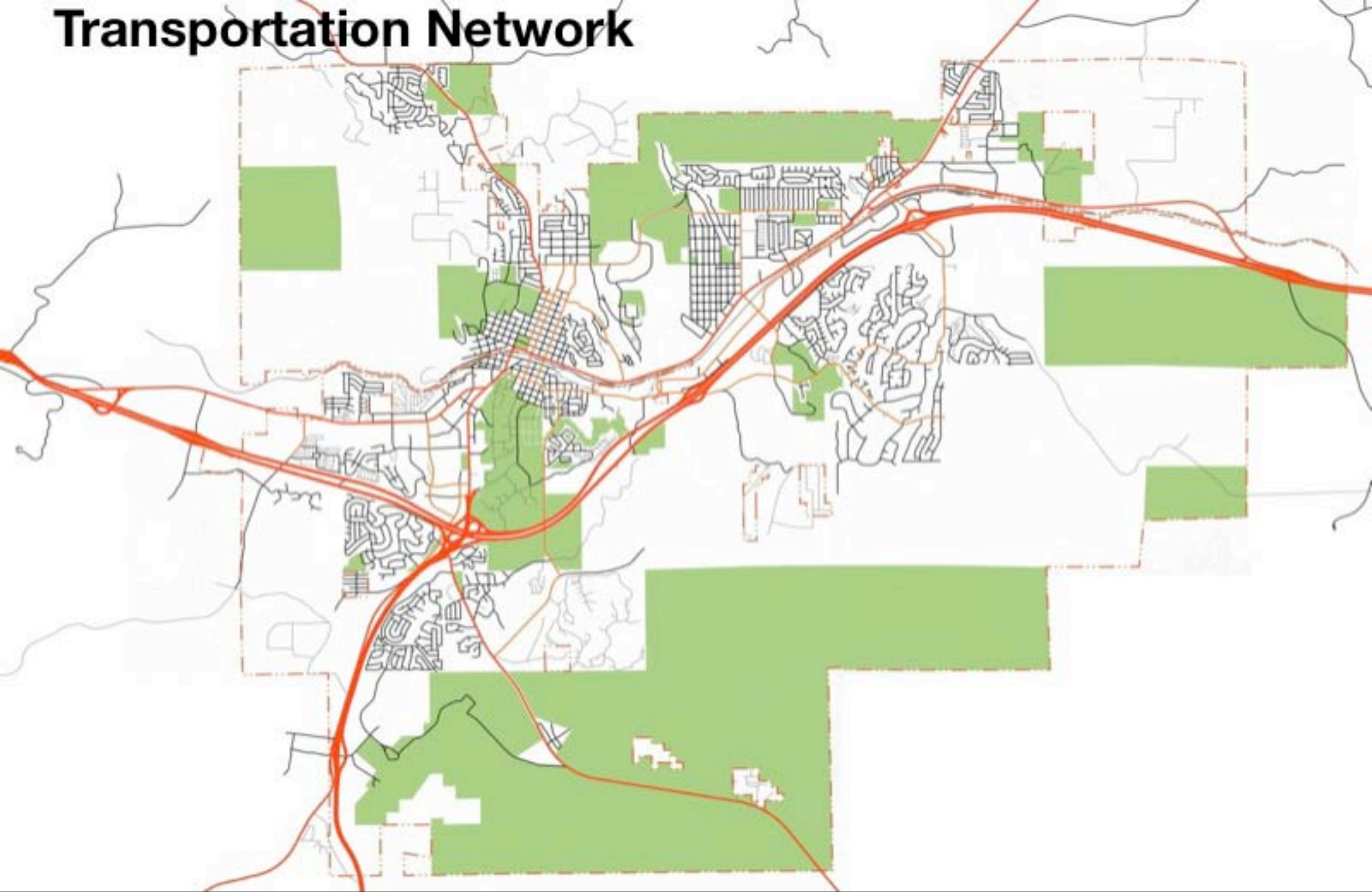
What Have We Learned?

Analysis

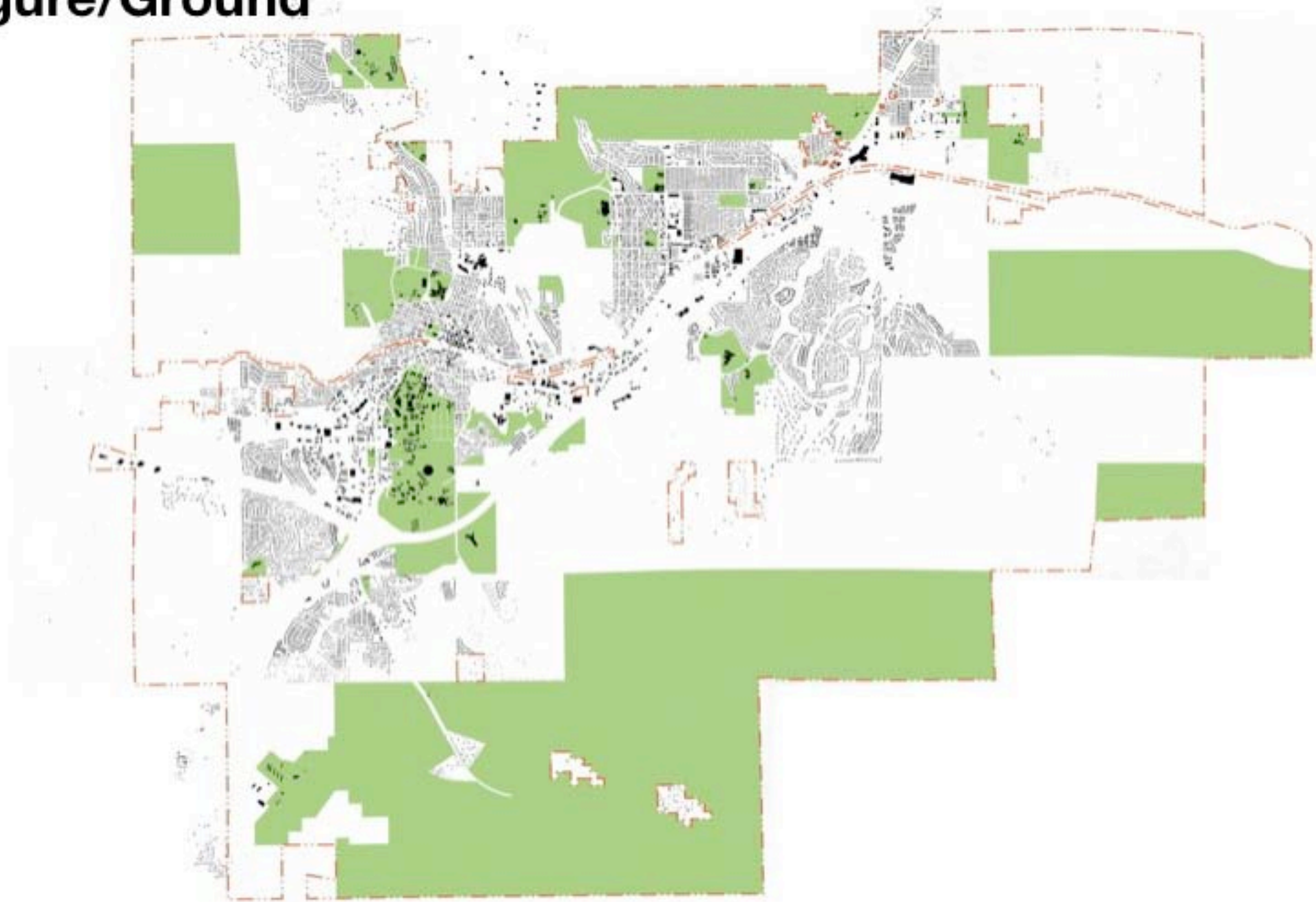


Macro Scale (City Wide) Analysis

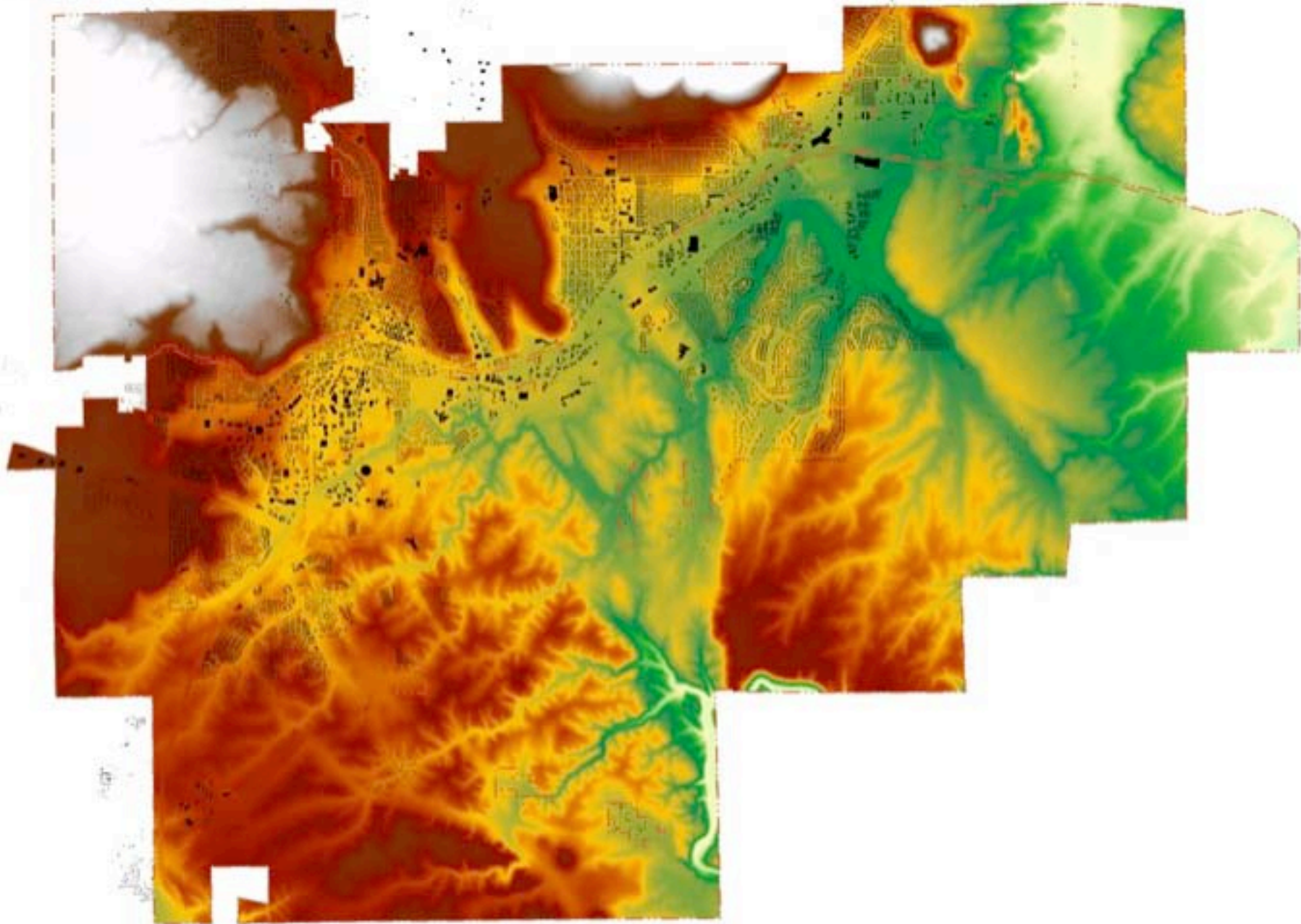
Transportation Network



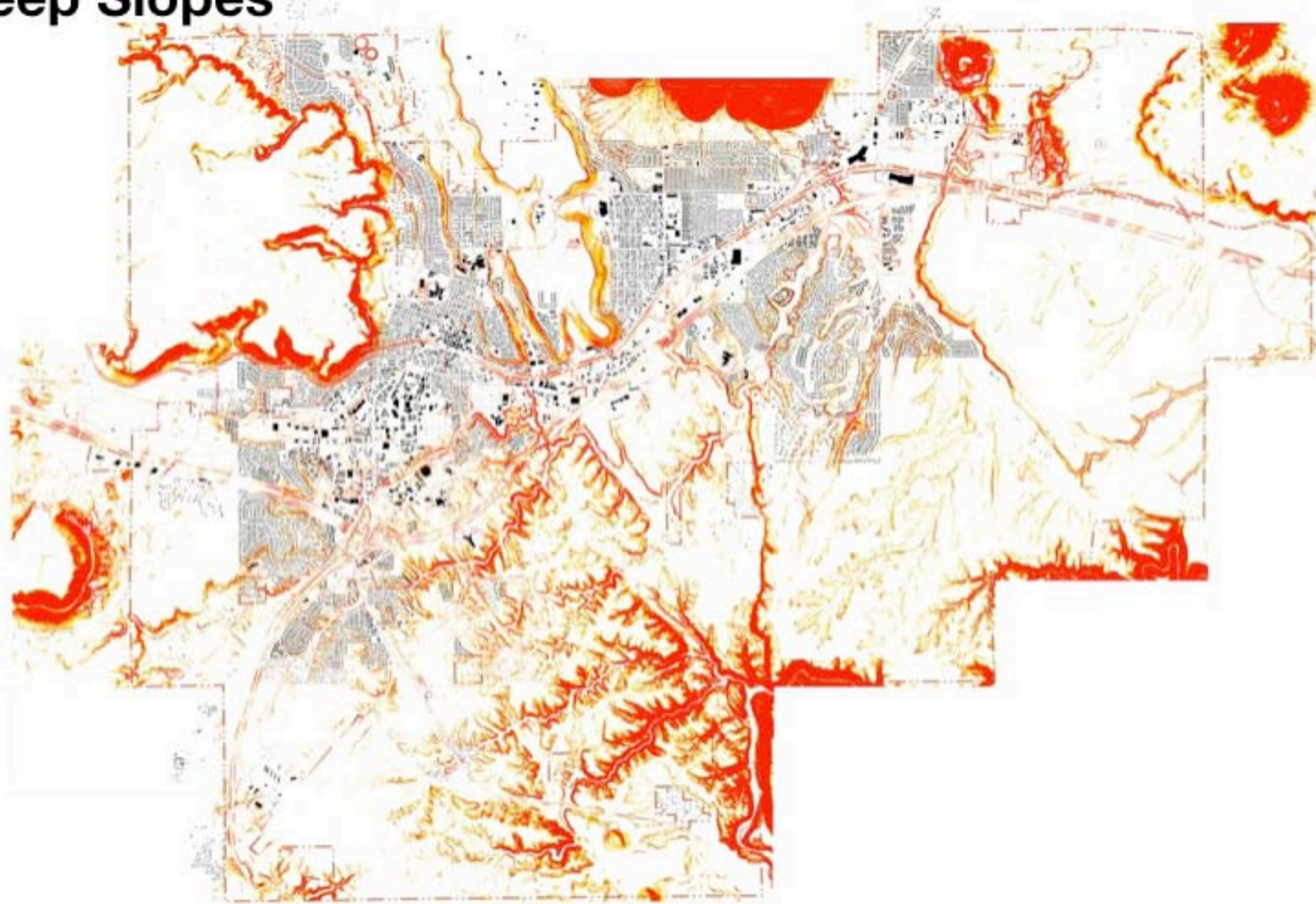
Figure/Ground



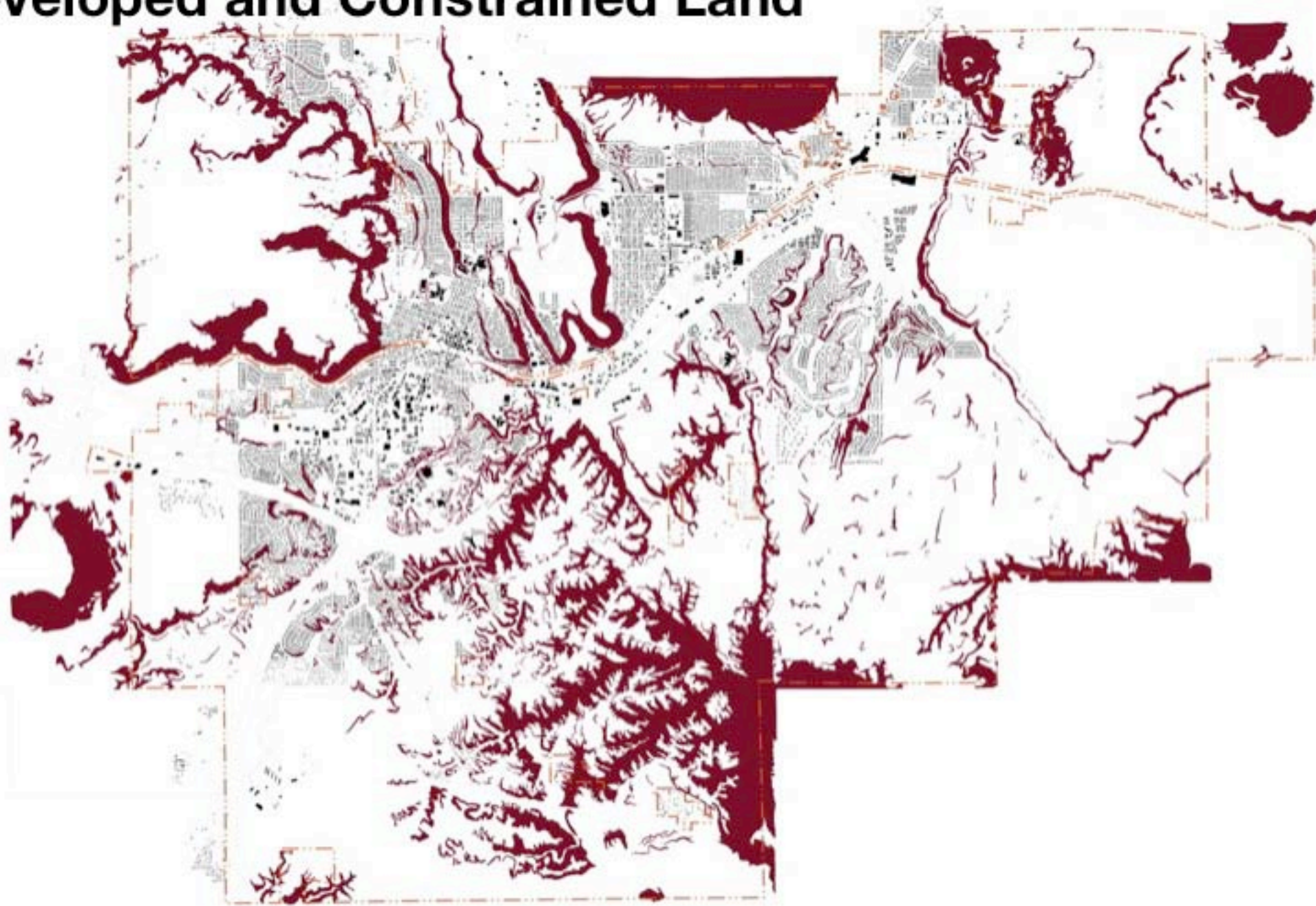
Elevation



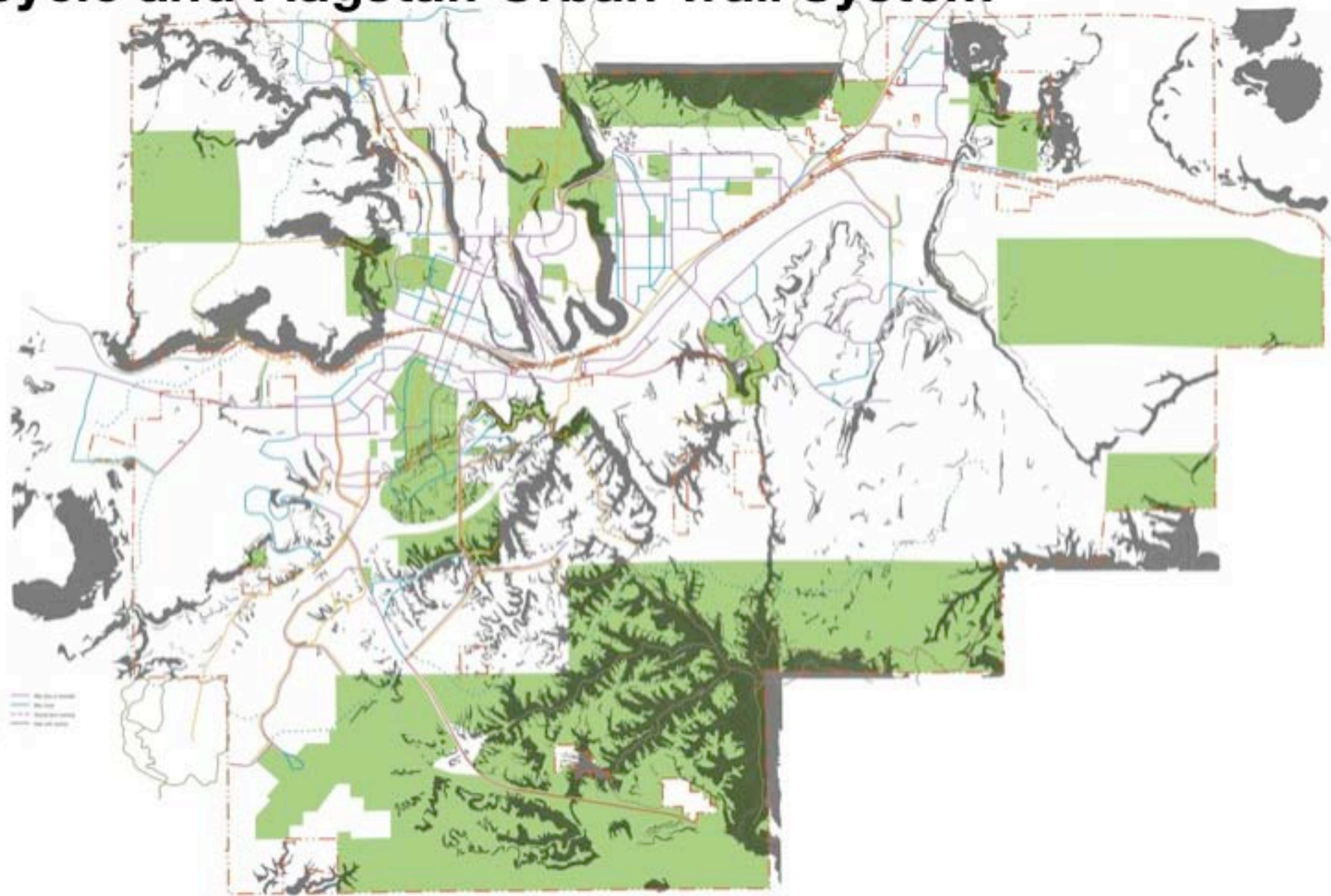
Steep Slopes



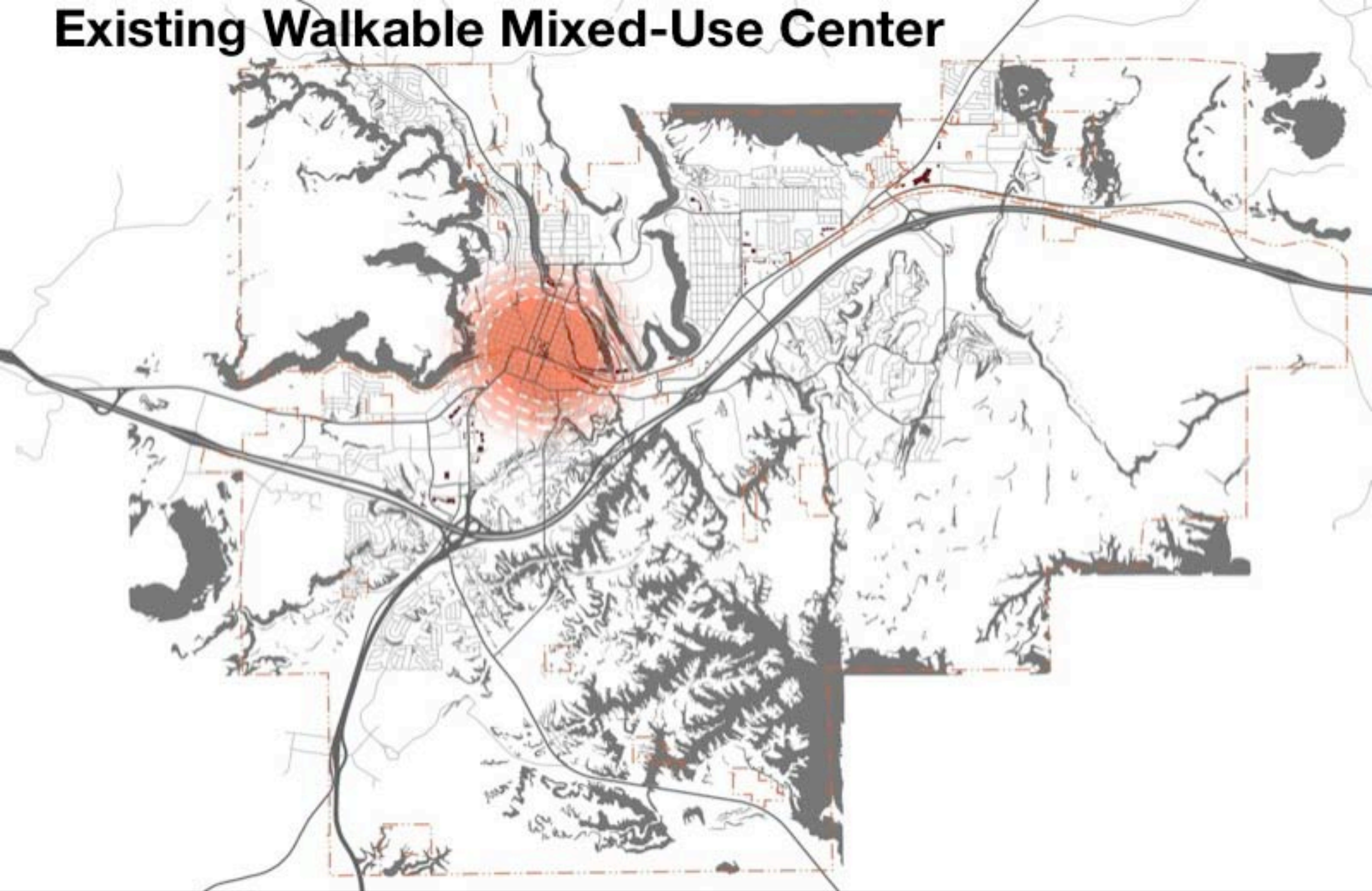
Developed and Constrained Land



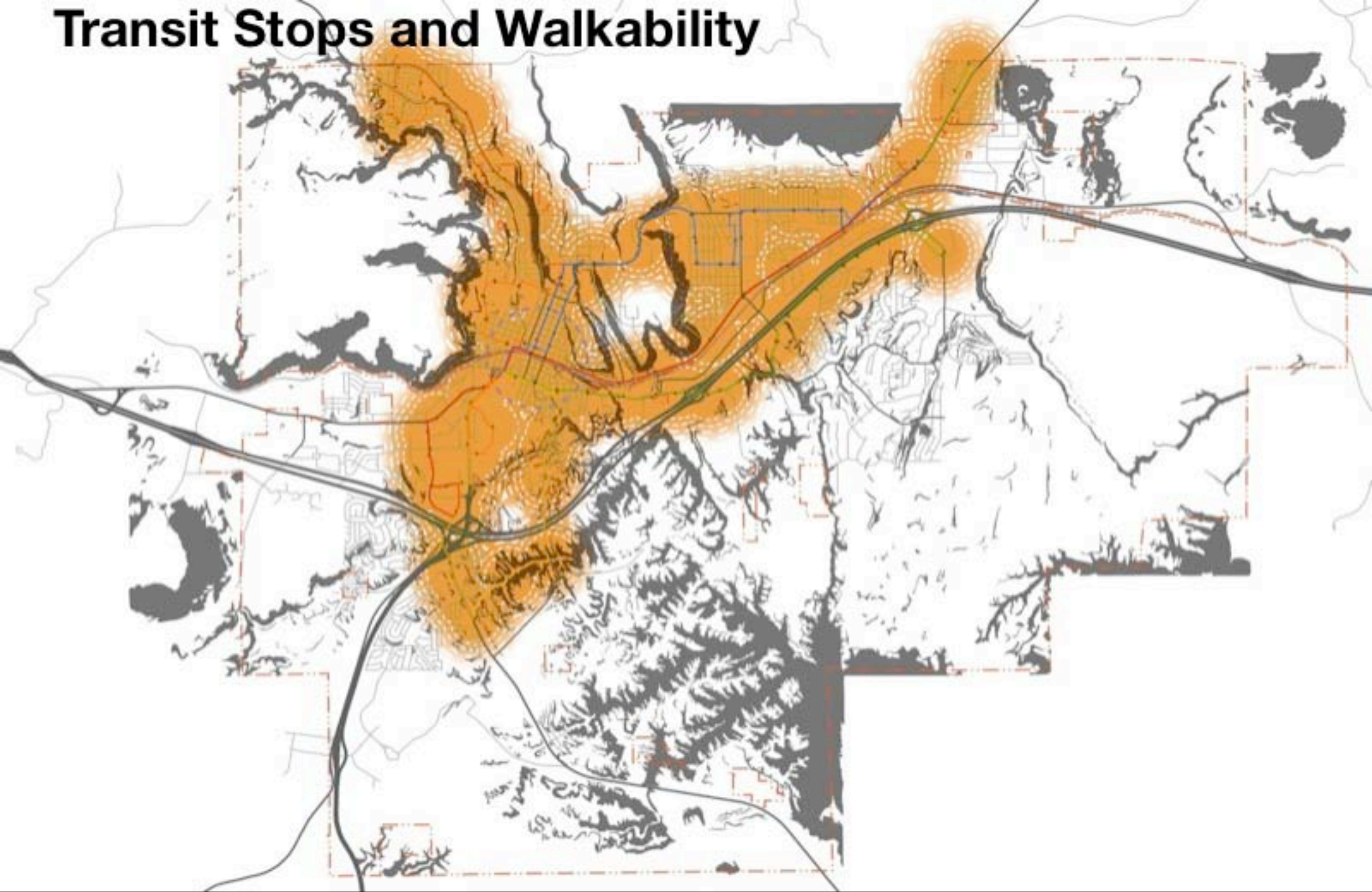
Bicycle and Flagstaff Urban Trail System



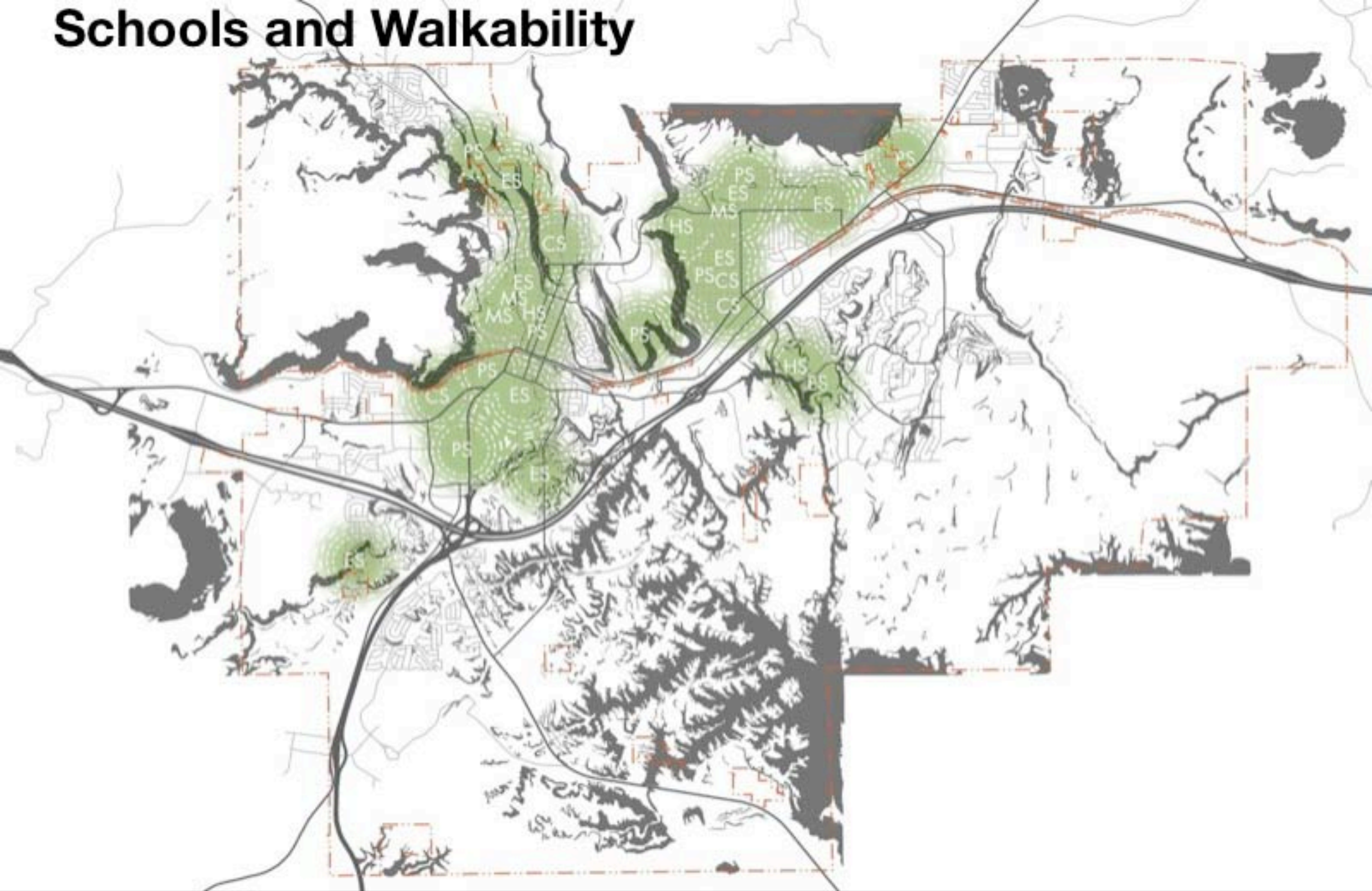
Existing Walkable Mixed-Use Center



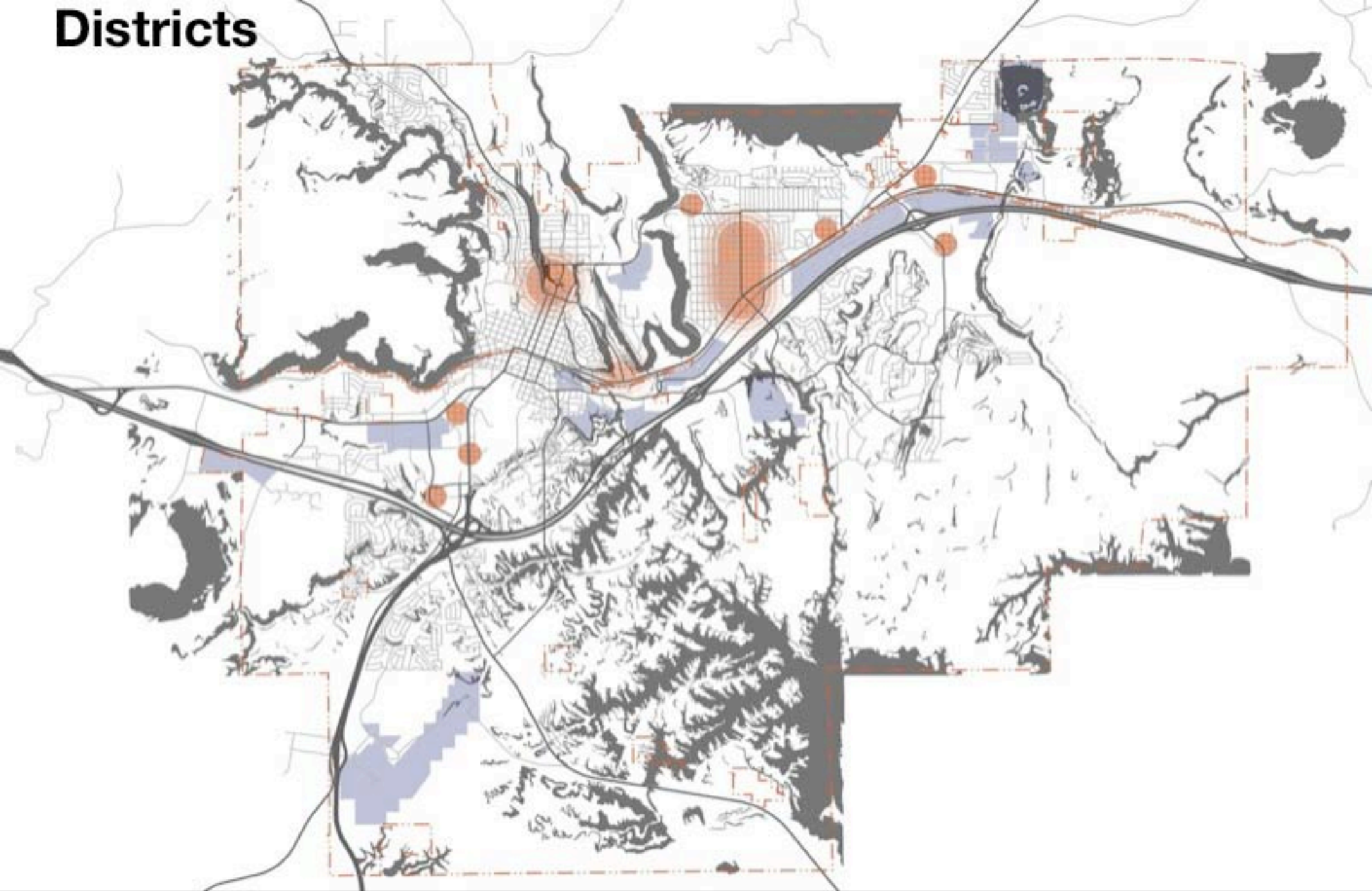
Transit Stops and Walkability



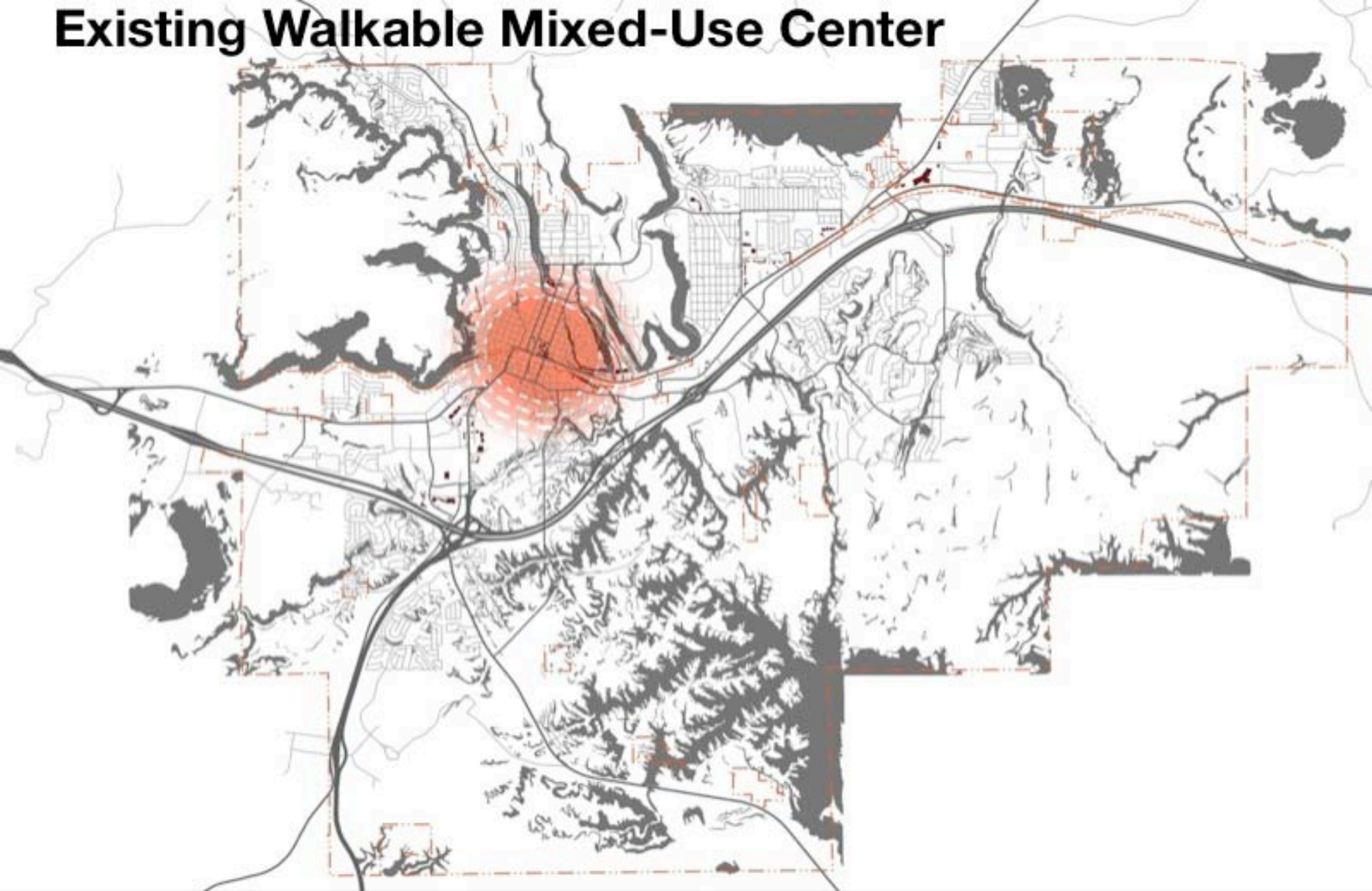
Schools and Walkability



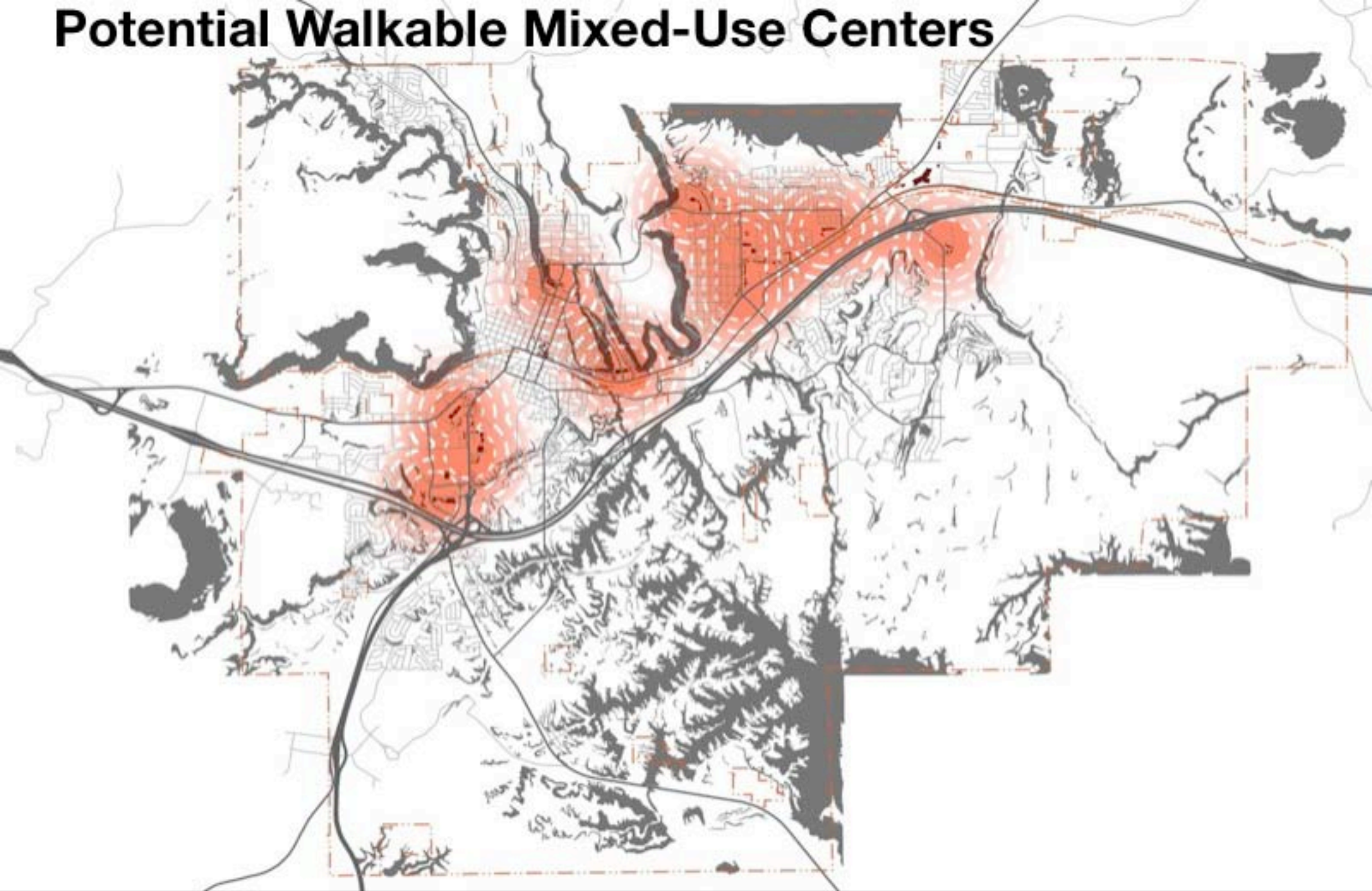
Districts



Existing Walkable Mixed-Use Center



Potential Walkable Mixed-Use Centers



Micro Scale Analysis











Visual/Photo Survey

Assessment: Minimize Future Compromise in Downtown Neighborhoods



Assessment: Provide Higher-Quality Housing Choices for Everyone



Assessment: Bikes are Part of Flag's Culture



Assessment: Natural Materials Define Character



Assessment: Natural Materials Define Character



Assessment: Natural Materials Define Character



Assessment: Natural Materials Define Character



Assessment: Cut-Through Traffic Rules in Downtown



Assessment: Cut-Through Traffic Rules in Downtown



Assessment: Great People, Great Access to Natural Environment, But Built Environment Could be a Lot Better-Do You Agree?



Assessment: Transition from Downtown to Neighborhoods is Weak



Proposed Overall Code Approach

Simplifying the Zoning Code Document

© Keiji Iwai Photography

1 Combine Existing and Performance-Based Zones

Simplify for Administration and Usability

2 Refine the Performance-Based Standards

Likely Applied as an Overlay-Calibrated along the Transect

3

Have Form-Based Code as an Optional Overlay for the Selected Focus Areas

Downtown and Surrounding Neighborhoods Most Likely Areas


4

Create Unique Context Areas

Reinforce Unique Character of Different Areas

Route 66: Special Character Area





The Charrette

What is it? How is it different than other public processes? What likely will be addressed at the charrette? Why should you participate?

© Kelli Kwal Photography

What is a Charrette?



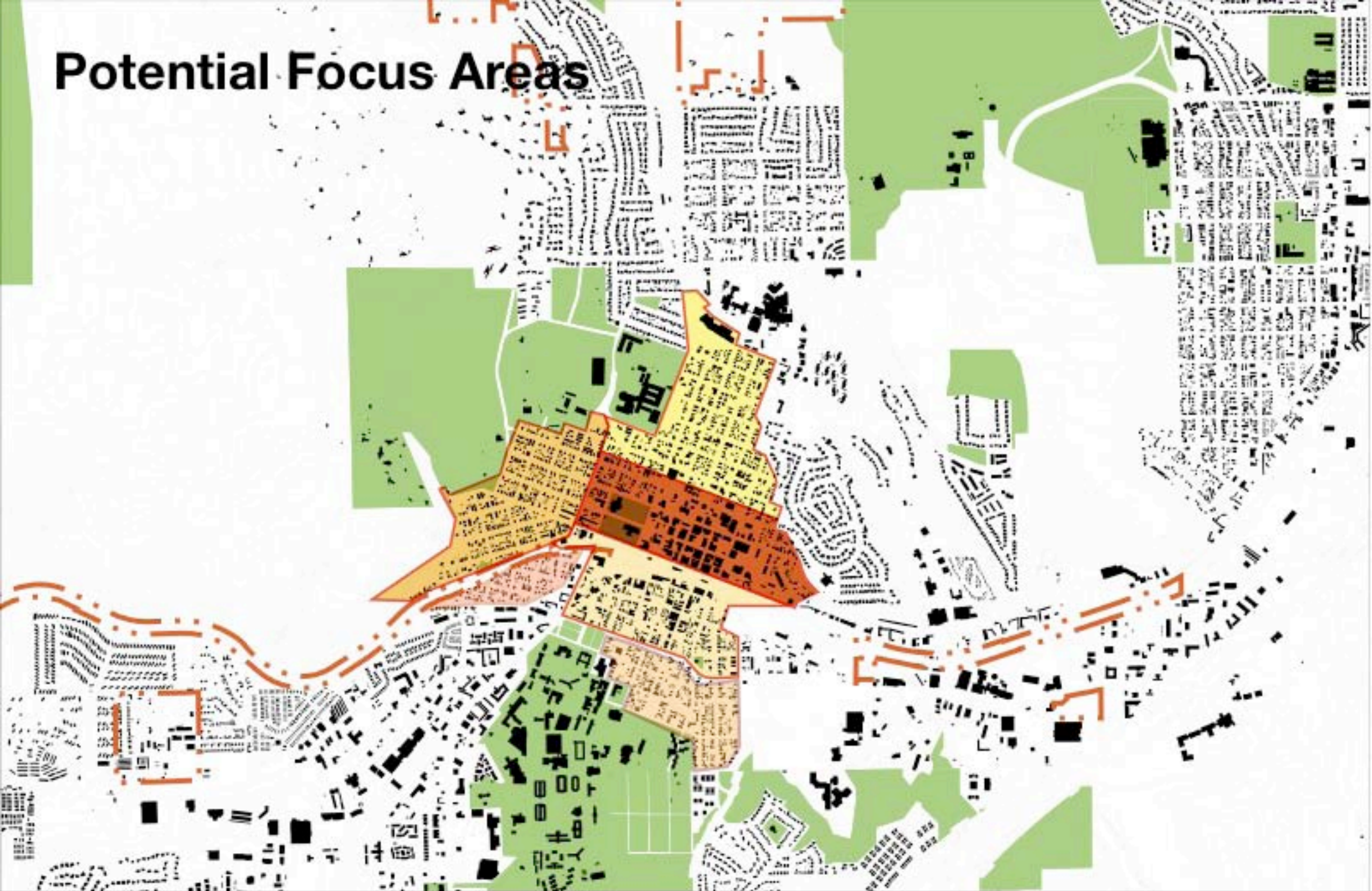
When Will the Charrette Be?

1. Targeting week of October 6th-9th (Tuesday - Friday)
2. Tuesday evening opening presentation
3. Friday evening closing presentation

What Will the Focus of the Charrette Be?

1. Designing future character of Form-Based Code Focus Areas: Tentatively Downtown and surrounding Neighborhoods
2. Discuss draft progress on the rest of the code update

Potential Focus Areas



Typical Charrette Schedule:

Ways you can participate

Opening Presentation

Monday or Tuesday evening

Open Studio

Most of the week minus last production day

Brown Bag Lunch Presentations

Middle of the week

Studio Review (informal)

Wednesday and Thursday

Final Presentation

Thursday or Friday evening

	Monday June 15th	Tuesday June 16th	Wednesday June 17th	Thursday June 18th	Friday June 19th
9:00 AM					
10:00 AM		Open Studio		Open Studio	
11:00 AM					
12:00 PM			Brown Bag Lunch: Building Types and Density	Brown Bag Lunch: Pedestrian Oriented Street Design	
1:00 PM		Open Studio		Open Studio	
2:00 PM					
3:00 PM					
4:00 PM					
5:00 PM			Studio Review	Studio Review	
6:00 PM	Opening Presentation				Final Presentation
7:00 PM					
8:00 PM					

A Detailed Vision: Product of a Charrette



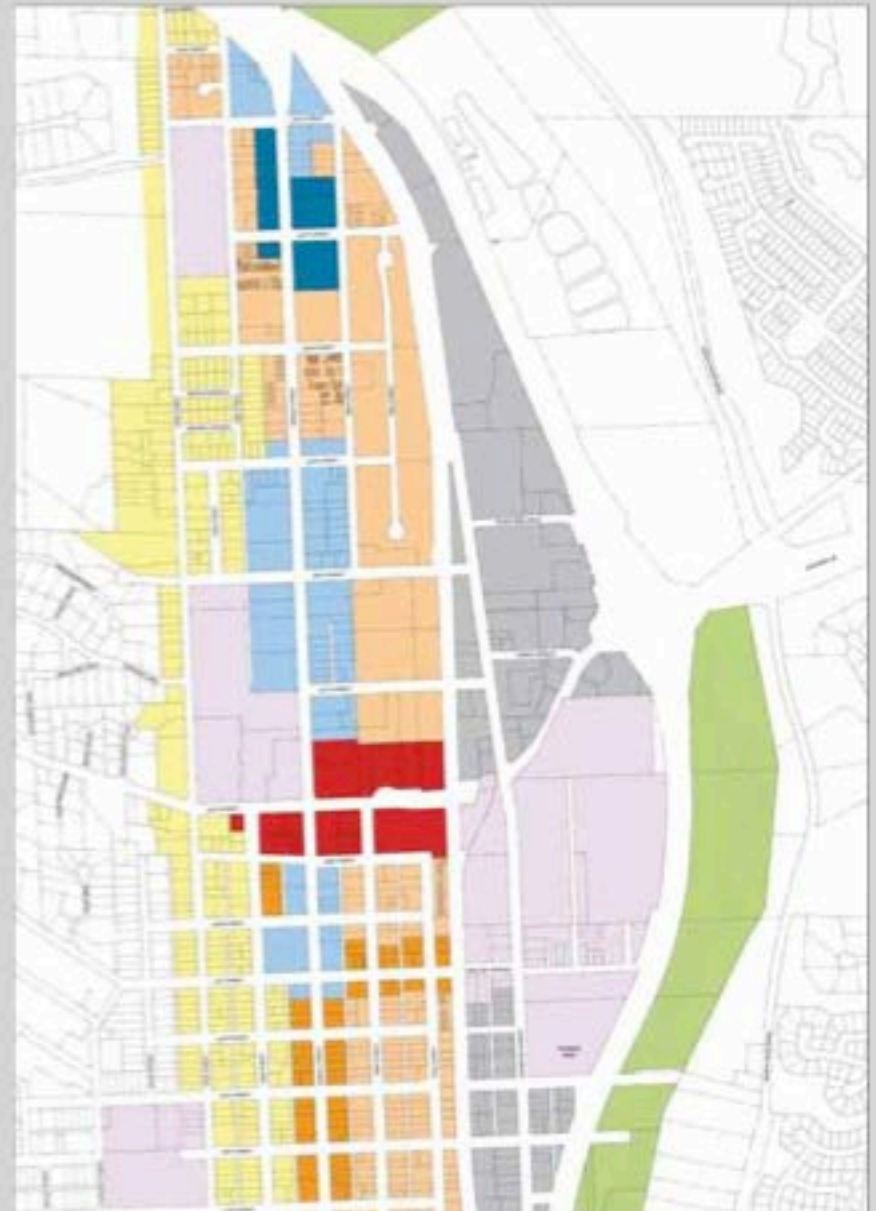
Study and Illustrate Many Options to Inform Code



Visioning



Regulating



What Specific Topics Will be Addressed?

1. Defining the framework for the evolution/preservation of downtown and adjacent neighborhoods
2. How to incentivize the right projects with the code
3. How to improve walkability and bikability in and through these areas
4. How to translate existing zones into Form-Based Zones
5. How to minimize the impact of commercial on the neighborhoods
6. What is the look and feel of the future of these areas
7. Sustainability: What role does alternative energy, water use & management, and local food production play in these areas?

Why You Should Come and Bring Others?

1. We will be designing specific proposals during an intense multi-day public workshop
2. Important decisions will be made that establish the character and scale of development
3. The process involves a wide cross section of the public and decision makers
4. High participation leads to a more successful outcome
5. We want this to be your plan!



Calendar & Timing

charting the path to a sustainable framework

© Keiji Iwai

© Keiji Iwai Photography

General Schedule

1. **May 6 - 8:** Kick-off Workshop & stakeholder interviews
2. **Early July:** Presentation of analysis
3. **Early October (6-9th Tent.):** Focus area 4-day design charrette
4. **November-December:** Charrette summary document and draft code components presentation
5. **January-February:** Further draft code components
6. **May 2010:** Complete public review draft

Form-Based Codes

“Form-Based Codes” the book
Available at opticosdesign.com or amazon.com

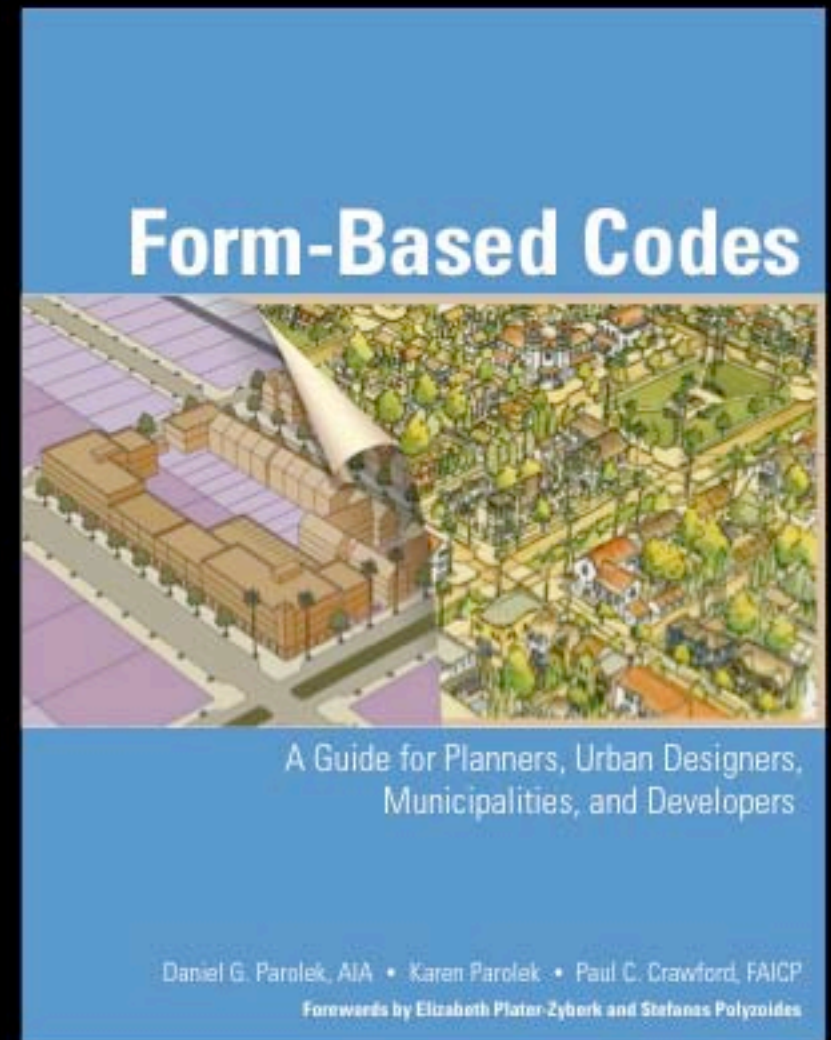
Form-Based Codes Overview & Webinar
Form-Based Codes Institute (FBCI)
www.formbasedcodes.org

Daniel Parolek, AIA
daniel.parolek@opticosdesign.com

July 8, 2009

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KDI Photography



Providing Choices for Sustainable Living!

“Making reasonable assumptions about growth rates, the market share of compact development, and the relationship between CO2 reduction and VMT reduction, smart growth could, by itself, reduce total transportation-related CO2 emissions from current trends by 7 to 10 percent as of 2050. This reductions is **achievable with land-use changes alone.**

..The key to substantial greenhouse gas (GHG) reductions is to get all policies, funding, incentives, practices, **rules, codes, and regulations** pointing in the same direction to create the right conditions for smart growth.”

“Growing Cooler” -Ewing